WARRANTY DEED

Karen Johnson Davidson County
Batch# 1248343 DEEDWARR
03/20/2025 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20250320-0020159

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

File No. EM-25-8652

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NewDev LLC	NewDev LLC	
(NAME)	(NAME)	
916 Elvira Avenue	41 Peabody St	072-05-0-081.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Martin T. Cadieux, an unmarried person**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NewDev LLC, an Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the northerly 200 feet of the easterly half of Lot No. 8 on the Map of C.W. Waller's Subdivision of the John D. Anderson Home Place, as of record in Book 421, page 35, Register's Office for Davidson County, Tennessee. Said part of Lot No. 8 fronts 50 feet on the southerly side of Elvira Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Martin T. Cadieux, unmarried by Warranty Deed from Carol Wiser, successor trustee of the H. Warren Johnson Trust dated 19, January, 1998 of record in Instrument No. 20021226-0159104 Register's Office for Davidson County, Tennessee, dated December 09, 2002 and recorded on December 26, 2002.

Note: H. Warren Johnson having since died on March 21, 2000.

This is property more commonly known as 916 Elvira Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 13th day of March, 2025.

Martin T. Cadieux

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of March, 2025, before me personally appeared Martin T. Cadieux, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of March, 2025.

Notary Signature
My commission expires: 3-3-2026



Tennessee Certification of Electronic Document

I, Regina Sullo, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/13/2025 (date of document)

Regina Sullo

Affiant Signature

March 18, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 18th day of March, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026